

163.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

790,700 / 790,700

790,700 / 790,700

790,700 / 790,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOULD ANTHONY L/ETAL
Owner 2:	GOULD GARRETT KAREN
Owner 3:	

Street 1: 26 OAKLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1985, having primarily Clapboard Exterior and 2210 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	70.	0.88	8									445,198						445,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7200.000	345,500		445,200	790,700		108298
							GIS Ref
							GIS Ref
							Insp Date
							06/01/18

APPRAISED: 790,700 / 790,700
 USE VALUE: 790,700 / 790,700
 ASSESSED: 790,700 / 790,700

**USER DEFINED**

Prior Id # 1:	108298
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	02:44:40
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
06/29/18	10:35:42
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	345,500	0	7,200.	445,200	790,700	790,700	Year End Roll	12/18/2019
2019	101	FV	279,300	0	7,200.	445,200	724,500	724,500	Year End Roll	1/3/2019
2018	101	FV	278,600	0	7,200.	394,300	672,900	672,900	Year End Roll	12/20/2017
2017	101	FV	278,600	0	7,200.	330,700	609,300	609,300	Year End Roll	1/3/2017
2016	101	FV	278,600	0	7,200.	330,700	609,300	609,300	Year End	1/4/2016
2015	101	FV	278,000	0	7,200.	286,200	564,200	564,200	Year End Roll	12/11/2014
2014	101	FV	278,000	0	7,200.	276,700	554,700	554,700	Year End Roll	12/16/2013
2013	101	FV	278,000	0	7,200.	263,300	541,300	541,300		12/13/2012

Parcel ID 163.0-0001-0004.0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHIU PLACID	26669-236		9/16/1996		299,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2011	863	Manual	7,207				REPL 2 DOORS	

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	MEAS&NOTICE	BS	Barbara S
12/19/2008	Meas/Inspect	336	PATRIOT
2/12/2000	Inspected	263	PATRIOT
12/2/1999	Measured	267	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6 - Colonial				Full Bath: 2	Rating: Average			PDAS.													
Sty Ht: 2 - 2 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																
Prime Wall: 2 - Clapboard				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1													
Color: PURPLE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Fpl: 2	Rating: Average			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C - Average				CONDOS INFORMATION				Lvl 2													
Year Blt: 1985	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:		Alt %:		Total Units:				Lower													
Jurisdct:		Fact: .		Floor:				Totals RMS: 7 BRs: 4 Baths: 2 HB: 1													
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AV - Average	20. %	Functional:		Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster				Economic:		Special:		Interior:	1	7	4										
Sec Int Wall:		%		Override:				Additions:													
Partition: T - Typical				Total: 20.7 %				Kitchen:													
Prim Floors: 3 - Hardwood								Baths:													
Sec Floors:		%						Plumbing:													
Bsmnt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmnt Gar:								Totals	1	7	4										
Electric: 3 - Typical								General:													
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100		% AC: 100																			
Solar HW: NO	Central Vac: NO																				
% Com Wall	% Sprinkled:																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 163-0-0001-0004.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:																				
Total Special Features:																					
Total:																					